

**DESIGN REVIEW BOARD**  
**MINUTES OF OCTOBER 7, 2020**  
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, October 7, 2020. Chairman John Henke called the meeting to order at 7:13 p.m.

**1) ROLL CALL**

**Present:** Chairman John Henke; Board Members Natalia Dukas, Patricia Lang, Michael Willoughby

**Absent:** Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Joseph Mercurio; Alternate Board Member Alexander Jerome

**Administration:** Nicholas Dupuis, City Planner  
Laura Eichenhorn, Transcriptionist

**10-71-20**

**2) Approval Of Minutes**

Ms. Dukas clarified that in the second full paragraph from the bottom, on page two of the minutes it should say 'Holiday Market Select' instead of 'Viga'.

**Motion by Ms. Dukas**

**Seconded by Mr. Willoughby to approve the DRB Minutes of September 16, 2020 as amended.**

**Motion carried, 4-0.**

ROLL CALL VOTE

Yeas: Lang, Dukas, Willoughby, Henke

Nays: None

**10-72-20**

**3) Public Hearing**

None.

**10-73-20**

**4) Design Review**

None.

**10-74-20**

## **5) Sign Review**

None.

**10-75-20**

## **6) Study Session**

None.

**10-76-20**

## **7) Miscellaneous Business And Communications**

### **A. Staff Reports**

#### **1. Administrative Sign Approvals**

#### **2. Administrative Approvals**

City Planner Dupuis explained that Todd's Room, located at 825 Bowers, had recently painted the exterior of their building pink without a permit. He explained that the pink was part of the business' branding according to a representative for the business. The business submitted an application for an administrative approval of the exterior paint change after the painting was completed. A resident reached out to the City to express their displeasure with the pink exterior.

Mr. Willoughby said that plenty of businesses have color schemes for their branding without painting the exterior of their buildings to match the color scheme. He said that if the request to paint the exterior pink had appeared before the DRB prior to the painting he would not have voted in favor of it.

Ms. Dukas noted that Todd's Room moved from another location in the City on Pierce Street and that the exterior was not pink then.

Chairman Henke stated that the business had also painted the building without letting the building owner know.

There was consensus among the DRB members that disapproval of the application was most appropriate.

City Planner then presented a question regarding Be Well, located at 750 S. Old Woodward. He explained they were interested in installing a permanent awning and support posts. City Planner Dupuis asked the DRB if the project was substantial enough to merit a review as opposed to an administrative approval.

Chairman Henke said he could not think of an instance where the DRB did not review a proposal for an awning.

Mr. Willoughby added that if the applicant chooses to come before the DRB the proposed posts should also be included in their renderings.

City Planner Dupuis agreed, and said he would also ask for a rendering without the enclosure if Be Well decided to pursue a DRB review.

Mr. Willoughby said the discussion might also proceed differently if the awning and posts were proposed only for the duration of the other Covid-19 pandemic allowances the City has made.

City Planner Dupuis then presented one more administrative approval request submitted on behalf of 856 N. Old Woodward, The Pearl. He explained that they had put an awning up with text without the approval of the Planning Division. The City passed new ordinance language regarding canopies and awnings over the summer, and The Pearl's awning is non-compliant with the current language. The owners of The Pearl were interested in coming before the DRB on October 21, 2020 to advocate for the sign. Procedurally, City Planner Dupuis explained that both a denial and an approval from the DRB could result in the applicant deciding to pursue the matter further before the Board of Zoning Appeals (BZA). He stated that the difference between those outcomes would be that in the case of a DRB approval the owners would appear before the BZA with the DRB's endorsement of the project.

City Planner Dupuis encouraged the Board members to take an opportunity to review the awning in person prior to the October 21, 2020 meeting if at all possible.

He said he was just offering the preceding information as an introduction to the matter since it would be before them in two weeks' time.

Mr. Willoughby said the applicant should be sure to bring all relevant specifications to the October 21, 2020 meeting so the item would not have to be rescheduled.

### **3. Action List - 2020**

**10-77-20**

#### **Adjournment**

#### **Motion by Ms. Lang**

**Seconded by Mr. Willoughby to adjourn the DRB meeting of October 7, 2020 at 7:30 p.m.**

**Motion carried, 4-0.**

#### **ROLL CALL VOTE**

Yeas: Lang, Dukas, Willoughby, Henke

Nays: None

Nicholas Dupuis  
City Planner

APPROVED